Karen Johnson Davidson County
Batch# 196143 DEEDWARR
02/19/2019 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20190219-0014543

MAP/GROUP/PARCEL 119 15 0 036.00

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Nealie Smith
3116 Lake Park Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Dr.
Ste 200
Knoxville, TN 37923

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS **($10.00), cash in** hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I/WE** the undersigned, **DOROTHY JEAN LANNOM, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NEALIE SMITH,** an unmarried woman "Grantee(s)", his/her/their heirs and assigns, **forever, the** following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 48, on the Plan of Section Two, Southlake, as shown by plat appearing of record in Book 2083, page 84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joe E. Lannom, III and wife, Dorothy Jean F. Lannom, by Warranty Deed from Marie Sue Kenning, dated May 30, 1967, appearing of record in Book 4136, page 470, of the Register's Office of Davidson County, Tennessee. The said Joe E. Lannom, III having since died on May 30, 2012, leaving said property to his wife, Dorothy Jean Lannom AKA Dorothy Jean F. Lannom, fee simple.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3116 Lake Park Dr., Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15 day of February, 2019.

Dorothy J. Lannom

Dorothy Jean Lannom

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dorothy Jean Lannom, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15 day of February, 2019.

K Dodd

NOTARY PUBLIC

KAYLA L. DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 10-10-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the **property transferred,** whichever is greater, is $234,900.00 which amount is equal to or greater than the amount **which the property** transferred would command at a fair and voluntary sale.

Mary Catherine Mann

AFFIANT

Sworn to and subscribed before me this 15th day of February, 2019.

Michelle W. Locke

NOTARY PUBLIC

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

